

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fosseway

Gainsborough, DN21 1WD

£135,000



Council Tax: A



# 15 Fosseway

Gainsborough, DN21 1WD

£135,000



## ACCOMMODATION

uPVC double glazed front entrance door leading into:

## ENTRANCE PORCH

With central heating radiator and further door leading into:

## SITTING ROOM

11'10 x 15'8 to maximum dimensions (3.61m x 4.78m to maximum dimensions)  
uPVC double glazed window to the front elevation, two radiators, stairs rising to first floor accommodation and door leading to:

## INNER LOBBY

With understairs storage area and further door to:

## DOWNSTAIRS CLOAKROOM

Wash hand basin with tiled splashback, radiator, low level flush w.c.

## DINING KITCHEN

9'5 x 11'9 (2.87m x 3.58m)  
uPVC double glazed window to the rear elevation, uPVC double glazed door, radiator, range of fitted floor and eye level units, complementary roll edge worksurface with one and a half bowl stainless steel sink and drier unit, four ring gas hob with oven under and extractor over, space and provision for automatic washing machine and further appliance.

## FIRST FLOOR LANDING

## BEDROOM ONE

10'9 plus walk in recess x 11'10 (3.28m plus walk in recess x 3.61m)  
uPVC double glazed window to the front elevation, radiator and door to storage/airing cupboard with water cylinder.

## BEDROOM TWO

9'5 x 11'10 (2.87m x 3.61m)  
uPVC double glazed window to the rear elevation and radiator.

## SHOWER ROOM

With low level flush w.c., pedestal wash hand basin with tiled splashbacks, radiator, corner framed shower cubicle with tiled surround.

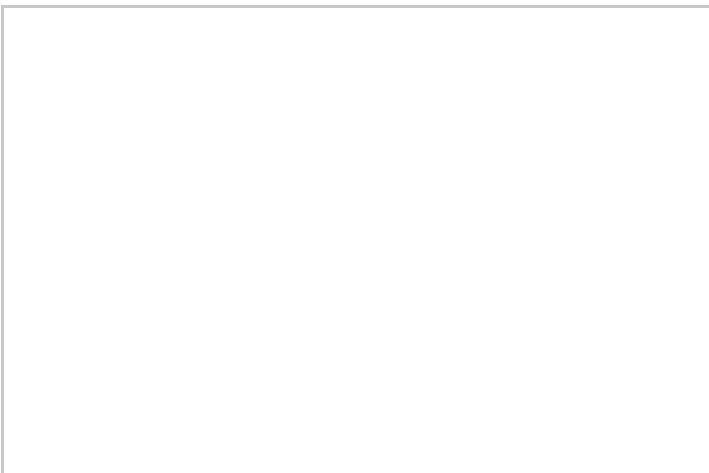
## EXTERNALLY

To the front of the property is a driveway along with garden and to the rear is a patio and garden area with garden storage.

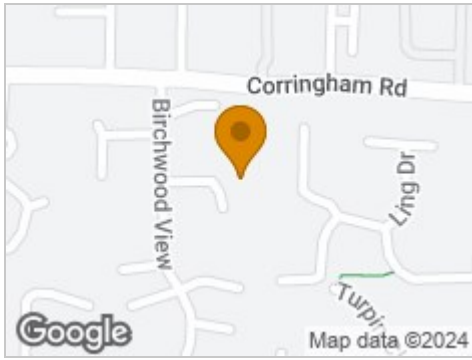
## COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

## TENURE - FREEHOLD



## Road Map



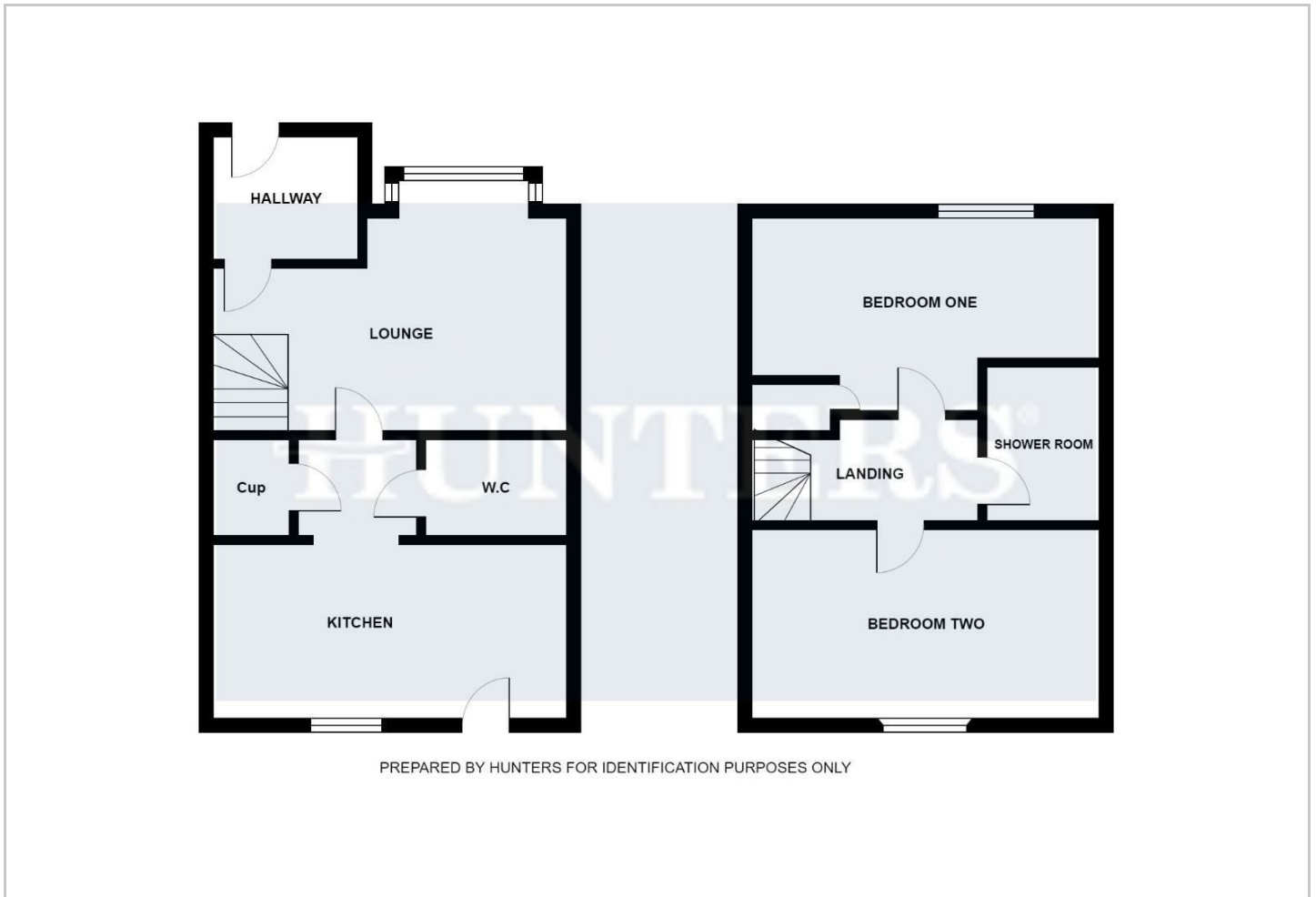
## Hybrid Map



## Terrain Map



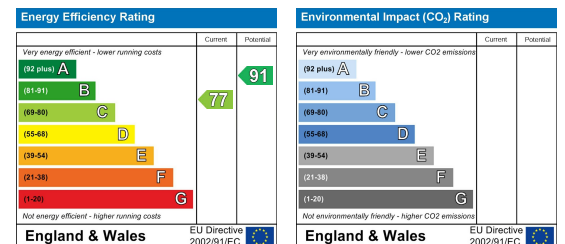
## Floor Plan



## Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.